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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF BARRONETT

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	81,000	60,900	133.00	191.80	225.46	24.25	50.0	1.44
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	4	81,000	60,900	133.00	191.80	225.46	24.25	50.0	1.44
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	81,000	60,900	133.00	191.80	225.46	24.25	50.0	1.44
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	4	81,000	60,900	133.00	191.80	225.46	24.25	50.0	1.44

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0

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TAXATION DISTRICT 004 TOWN OF BASHAW

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	626,600	669,400	93.61	114.01	105.06	35.33	50.0	1.22
	TOTAL	4	626,600	669,400	93.61	114.01	105.06	35.33	50.0	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	626,600	669,400	93.61	114.01	105.06	35.33	50.0	1.22
	TOTAL	4	626,600	669,400	93.61	114.01	105.06	35.33	50.0	1.22

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0

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TAXATION DISTRICT 006 TOWN OF BASS LAKE

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	5	126,500	87,450	144.65	145.50	115.38	41.14	40.0	1.01
	IMPROVED	10	872,500	788,400	110.67	118.25	101.63	26.72	40.0	1.07
	TOTAL	15	999,000	875,850	114.06	127.33	107.41	32.60	46.7	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	5	126,500	87,450	144.65	145.50	115.38	41.14	40.0	1.01
	IMPROVED	10	872,500	788,400	110.67	118.25	101.63	26.72	40.0	1.07
	TOTAL	15	999,000	875,850	114.06	127.33	107.41	32.60	46.7	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	5		0	0.0	1	20.0	0	0.0	1.5	30.0	.5	10.0	0	0.0	1	20.0
	IMPROVED	10		0	0.0	0	0.0	2	20.0	3	30.0	1	10.0	2	20.0	0	0.0
	TOTAL	15		0	0.0	0	0.0	3	20.0	4.5	30.0	2.5	16.7	1	6.7	3	20.0
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	5		0	0.0	1	20.0	0	0.0	1.5	30.0	.5	10.0	0	0.0	1	20.0
	IMPROVED	10		0	0.0	0	0.0	2	20.0	3	30.0	1	10.0	2	20.0	0	0.0
	TOTAL	15		0	0.0	0	0.0	3	20.0	4.5	30.0	2.5	16.7	1	6.7	3	20.0

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TAXATION DISTRICT 008 TOWN OF BEAVER BROOK

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	65,200	40,000	163.00	163.00	163.00	0.00	100.0	1.00
	IMPROVED	4	319,700	256,500	124.64	119.58	125.62	27.16	50.0	0.96
	TOTAL	5	384,900	296,500	129.81	128.27	139.64	22.89	20.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	65,200	40,000	163.00	163.00	163.00	0.00	100.0	1.00
	IMPROVED	4	319,700	256,500	124.64	119.58	125.62	27.16	50.0	0.96
	TOTAL	5	384,900	296,500	129.81	128.27	139.64	22.89	20.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	.5	10.0	2	40.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	.5	10.0	2	40.0	0	0.0	0	0.0

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TAXATION DISTRICT 010 TOWN OF BIRCHWOOD

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	185,900	171,500	108.40	112.65	112.65	8.25	100.0	1.04
	IMPROVED	6	2,422,400	1,993,400	121.52	123.49	116.59	13.44	66.7	1.02
	TOTAL	8	2,608,300	2,164,900	120.48	120.78	115.45	12.19	75.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	185,900	171,500	108.40	112.65	112.65	8.25	100.0	1.04
	IMPROVED	6	2,422,400	1,993,400	121.52	123.49	116.59	13.44	66.7	1.02
	TOTAL	8	2,608,300	2,164,900	120.48	120.78	115.45	12.19	75.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	1	16.7	0	0.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	0	0.0	3	50.0	1	16.7	1	16.7	1	16.7	0	0.0
	TOTAL	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	0	0.0

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TAXATION DISTRICT 012 TOWN OF BROOKLYN
 COUNTY 65 WASHBURN
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	12,500	14,000	89.29	89.29	89.29	0.00	100.0	1.00
	IMPROVED	1	60,800	73,700	82.50	82.50	82.50	0.00	100.0	1.00
	TOTAL	2	73,300	87,700	83.58	85.90	85.90	3.95	100.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	12,500	14,000	89.29	89.29	89.29	0.00	100.0	1.00
	IMPROVED	1	60,800	73,700	82.50	82.50	82.50	0.00	100.0	1.00
	TOTAL	2	73,300	87,700	83.58	85.90	85.90	3.95	100.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 014 TOWN OF CASEY

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	52,000	87,000	59.77	59.95	61.54	3.15	100.0	1.00
	IMPROVED	14	3,168,100	2,667,100	118.78	122.24	117.79	16.26	57.1	1.03
	TOTAL	17	3,220,100	2,754,100	116.92	111.25	108.41	22.77	41.2	0.95
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	52,000	87,000	59.77	59.95	61.54	3.15	100.0	1.00
	IMPROVED	14	3,168,100	2,667,100	118.78	122.24	117.79	16.26	57.1	1.03
	TOTAL	17	3,220,100	2,754,100	116.92	111.25	108.41	22.77	41.2	0.95

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0
	IMPROVED	14		0	0.0	0	0.0	2	14.3	5	35.7	3	21.4	3	21.4	1	7.1
	TOTAL	17		1	5.9	2	11.8	1	5.9	4.5	26.5	2.5	14.7	2	11.8	3	17.7
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0
	IMPROVED	14		0	0.0	0	0.0	2	14.3	5	35.7	3	21.4	3	21.4	1	7.1
	TOTAL	17		1	5.9	2	11.8	1	5.9	4.5	26.5	2.5	14.7	2	11.8	3	17.7

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TAXATION DISTRICT 016 TOWN OF CHICOG
COUNTY 65 WASHBURN
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	11,500	14,800	77.70	77.70	77.70	0.00	100.0	1.00
	IMPROVED	8	1,175,800	987,800	119.03	139.18	135.33	19.36	62.5	1.17
	TOTAL	9	1,187,300	1,002,600	118.42	132.35	127.09	22.64	55.6	1.12
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	11,500	14,800	77.70	77.70	77.70	0.00	100.0	1.00
	IMPROVED	8	1,175,800	987,800	119.03	139.18	135.33	19.36	62.5	1.17
	TOTAL	9	1,187,300	1,002,600	118.42	132.35	127.09	22.64	55.6	1.12

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	9	0	0.0	1	11.1	1	11.1	2.5	27.8	2.5	27.8	1	11.1	0	0.0	1	11.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	2	25.0	2	25.0	3	37.5	0	0.0	0	0.0	1	12.5
	TOTAL	9	0	0.0	1	11.1	1	11.1	2.5	27.8	2.5	27.8	1	11.1	0	0.0	1	11.1

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TAXATION DISTRICT 018 TOWN OF CRYSTAL

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	10,000	22,500	44.44	44.44	44.44	0.00	100.0	1.00
	IMPROVED	2	229,600	272,000	84.41	87.79	87.79	12.46	100.0	1.04
	TOTAL	3	239,600	294,500	81.36	73.34	76.85	23.54	33.3	0.90
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	10,000	22,500	44.44	44.44	44.44	0.00	100.0	1.00
	IMPROVED	2	229,600	272,000	84.41	87.79	87.79	12.46	100.0	1.04
	TOTAL	3	239,600	294,500	81.36	73.34	76.85	23.54	33.3	0.90

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	1	33.3	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0

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TAXATION DISTRICT 020 TOWN OF EVERGREEN

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	85,000	54,000	157.41	152.68	152.68	6.43	100.0	0.97
	IMPROVED	15	2,381,100	2,140,400	111.25	119.47	111.41	27.09	40.0	1.07
	TOTAL	17	2,466,100	2,194,400	112.38	123.38	120.61	25.66	41.2	1.10
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	85,000	54,000	157.41	152.68	152.68	6.43	100.0	0.97
	IMPROVED	15	2,381,100	2,140,400	111.25	119.47	111.41	27.09	40.0	1.07
	TOTAL	17	2,466,100	2,194,400	112.38	123.38	120.61	25.66	41.2	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	1	6.7	1	6.7	2	13.3	3.5	23.3	2.5	16.7	2	13.3	1	6.7	2	13.3
	TOTAL	17	1	5.9	1	5.9	3	17.7	3.5	20.6	3.5	20.6	2	11.8	1	5.9	2	11.8
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	1	6.7	1	6.7	2	13.3	3.5	23.3	2.5	16.7	2	13.3	1	6.7	2	13.3
	TOTAL	17	1	5.9	1	5.9	3	17.7	3.5	20.6	3.5	20.6	2	11.8	1	5.9	2	11.8

TAXATION DISTRICT	022	TOWN OF FROG CREEK
COUNTY	65	WASHBURN
EQ ADMIN AREA	79	EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 024 TOWN OF GULL LAKE

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	34,000	50,750	67.00	67.00	67.00	0.00	100.0	1.00
	TOTAL	1	34,000	50,750	67.00	67.00	67.00	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	34,000	50,750	67.00	67.00	67.00	0.00	100.0	1.00
	TOTAL	1	34,000	50,750	67.00	67.00	67.00	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 026 TOWN OF LONG LAKE

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	436,500	732,000	59.63	90.52	104.17	23.82	33.3	1.52
	IMPROVED	7	1,023,500	1,575,450	64.97	86.01	67.76	52.21	28.6	1.32
	TOTAL	10	1,460,000	2,307,450	63.27	87.37	85.97	41.70	0.0	1.38
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	436,500	732,000	59.63	90.52	104.17	23.82	33.3	1.52
	IMPROVED	7	1,023,500	1,575,450	64.97	86.01	67.76	52.21	28.6	1.32
	TOTAL	10	1,460,000	2,307,450	63.27	87.37	85.97	41.70	0.0	1.38

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	7	1	14.3	0	0.0	1	14.3	1.5	21.4	.5	7.1	0	0.0	0	0.0	3	42.9
	TOTAL	10	2	20.0	2	20.0	1	10.0	0	0.0	0	0.0	1	10.0	3	30.0	1	10.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3	1	33.3	0	0.0	0	0.0	.5	16.7	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	7	1	14.3	0	0.0	1	14.3	1.5	21.4	.5	7.1	0	0.0	0	0.0	3	42.9
	TOTAL	10	2	20.0	2	20.0	1	10.0	0	0.0	0	0.0	1	10.0	3	30.0	1	10.0

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TAXATION DISTRICT 028 TOWN OF MADGE
 COUNTY 65 WASHBURN
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	44,900	85,000	52.82	52.82	52.82	0.00	100.0	1.00
	IMPROVED	4	996,900	871,000	114.45	110.77	116.13	7.49	75.0	0.97
	TOTAL	5	1,041,800	956,000	108.97	99.18	113.59	16.83	60.0	0.91
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	44,900	85,000	52.82	52.82	52.82	0.00	100.0	1.00
	IMPROVED	4	996,900	871,000	114.45	110.77	116.13	7.49	75.0	0.97
	TOTAL	5	1,041,800	956,000	108.97	99.18	113.59	16.83	60.0	0.91

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	2.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	2.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 030 TOWN OF MINONG

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	9	378,100	325,500	116.16	103.40	106.43	28.02	22.2	0.89
	IMPROVED	16	3,324,400	3,145,135	105.70	109.72	109.98	13.99	62.5	1.04
	TOTAL	25	3,702,500	3,470,635	106.68	107.44	109.26	18.94	48.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	9	378,100	325,500	116.16	103.40	106.43	28.02	22.2	0.89
	IMPROVED	16	3,324,400	3,145,135	105.70	109.72	109.98	13.99	62.5	1.04
	TOTAL	25	3,702,500	3,470,635	106.68	107.44	109.26	18.94	48.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	9	0	0.0	3	33.3	1	11.1	.5	5.6	1.5	16.7	1	11.1	2	22.2	0	0.0
	IMPROVED	16	0	0.0	1	6.3	3	18.8	4	25.0	6	37.5	1	6.3	0	0.0	1	6.3
	TOTAL	25	0	0.0	4	16.0	4	16.0	4.5	18.0	7.5	30.0	2	8.0	2	8.0	1	4.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	9	0	0.0	3	33.3	1	11.1	.5	5.6	1.5	16.7	1	11.1	2	22.2	0	0.0
	IMPROVED	16	0	0.0	1	6.3	3	18.8	4	25.0	6	37.5	1	6.3	0	0.0	1	6.3
	TOTAL	25	0	0.0	4	16.0	4	16.0	4.5	18.0	7.5	30.0	2	8.0	2	8.0	1	4.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 032 TOWN OF SARONA

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	721,500	637,500	113.18	112.78	101.81	12.84	66.7	1.00
	TOTAL	3	721,500	637,500	113.18	112.78	101.81	12.84	66.7	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	721,500	637,500	113.18	112.78	101.81	12.84	66.7	1.00
	TOTAL	3	721,500	637,500	113.18	112.78	101.81	12.84	66.7	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	1	33.3	0	0.0

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TAXATION DISTRICT 034 TOWN OF SPOONER

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	270,100	144,300	187.18	185.73	190.56	13.82	50.0	0.99
	IMPROVED	9	1,307,800	1,323,000	98.85	107.74	102.23	27.45	44.4	1.09
	TOTAL	13	1,577,900	1,467,300	107.54	131.73	108.73	40.46	23.1	1.22
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	4	270,100	144,300	187.18	185.73	190.56	13.82	50.0	0.99
	IMPROVED	9	1,307,800	1,323,000	98.85	107.74	102.23	27.45	44.4	1.09
	TOTAL	13	1,577,900	1,467,300	107.54	131.73	108.73	40.46	23.1	1.22

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	2	22.2	1.5	16.7	2.5	27.8	1	11.1	0	0.0	1	11.1
	TOTAL	13	0	0.0	2	15.4	2	15.4	2.5	19.2	.5	3.9	2	15.4	0	0.0	4	30.8
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	1	11.1	2	22.2	1.5	16.7	2.5	27.8	1	11.1	0	0.0	1	11.1
	TOTAL	13	0	0.0	2	15.4	2	15.4	2.5	19.2	.5	3.9	2	15.4	0	0.0	4	30.8

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TAXATION DISTRICT 036 TOWN OF SPRINGBROOK

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	2,500	2,500	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	4	155,900	93,400	166.92	179.69	161.92	28.73	50.0	1.08
	TOTAL	5	158,400	95,900	165.17	163.75	139.66	32.33	40.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	2,500	2,500	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	4	155,900	93,400	166.92	179.69	161.92	28.73	50.0	1.08
	TOTAL	5	158,400	95,900	165.17	163.75	139.66	32.33	40.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	0	0.0	1	20.0	1	20.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	.5	10.0	0	0.0	1	20.0	1	20.0

TAXATION DISTRICT 038 TOWN OF STINNETT

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 040 TOWN OF STONE LAKE

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	19,300	18,000	107.22	107.22	107.22	0.00	100.0	1.00
	IMPROVED	1	324,500	325,900	99.57	99.57	99.57	0.00	100.0	1.00
	TOTAL	2	343,800	343,900	99.97	103.40	103.40	3.70	100.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	19,300	18,000	107.22	107.22	107.22	0.00	100.0	1.00
	IMPROVED	1	324,500	325,900	99.57	99.57	99.57	0.00	100.0	1.00
	TOTAL	2	343,800	343,900	99.97	103.40	103.40	3.70	100.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 042 TOWN OF TREGO
COUNTY 65 WASHBURN
EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	50,900	60,000	84.83	84.83	84.83	0.00	100.0	1.00
	IMPROVED	8	873,600	879,050	99.38	110.16	98.18	19.58	75.0	1.11
	TOTAL	9	924,500	939,050	98.45	107.35	94.96	19.18	66.7	1.09
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	146,300	75,000	195.07	195.07	195.07	0.00	100.0	1.00
	TOTAL	1	146,300	75,000	195.07	195.07	195.07	0.00	100.0	1.00
TOTAL	VACANT	1	50,900	60,000	84.83	84.83	84.83	0.00	100.0	1.00
	IMPROVED	9	1,019,900	954,050	106.90	119.60	101.40	27.12	55.6	1.12
	TOTAL	10	1,070,800	1,014,050	105.60	116.12	98.18	26.90	70.0	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	0	0.0	4	50.0	2	25.0	0	0.0	0	0.0	2	25.0
	TOTAL	9	0	0.0	0	0.0	0	0.0	4.5	50.0	1.5	16.7	1	11.1	0	0.0	2	22.2
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	1	11.1	3.5	38.9	1.5	16.7	0	0.0	0	0.0	3	33.3
	TOTAL	10	0	0.0	0	0.0	0	0.0	5	50.0	2	20.0	0	0.0	0	0.0	3	30.0

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TAXATION DISTRICT 106 VILLAGE OF BIRCHWOOD

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	5	1,450,600	1,363,000	106.43	107.71	99.91	9.78	80.0	1.01
	TOTAL	5	1,450,600	1,363,000	106.43	107.71	99.91	9.78	80.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	38,300	54,900	69.76	69.76	69.76	0.00	100.0	1.00
	TOTAL	1	38,300	54,900	69.76	69.76	69.76	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,488,900	1,417,900	105.01	101.39	98.84	13.33	66.7	0.97
	TOTAL	6	1,488,900	1,417,900	105.01	101.39	98.84	13.33	66.7	0.97

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	0	0.0	2.5	50.0	1.5	30.0	0	0.0	1	20.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	1	16.7	0	0.0
	TOTAL	6	0	0.0	0	0.0	1	16.7	2	33.3	2	33.3	0	0.0	1	16.7	0	0.0

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TAXATION DISTRICT 151 VILLAGE OF MINONG
 COUNTY 65 WASHBURN
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	50,000	45,000	111.11	111.11	111.11	0.00	100.0	1.00
	IMPROVED	5	271,900	359,000	75.74	79.21	95.18	18.68	80.0	1.05
	TOTAL	6	321,900	404,000	79.68	84.53	95.72	18.26	66.7	1.06
2 - COMMERCIAL	VACANT	1	50,000	75,000	66.67	66.67	66.67	0.00	100.0	1.00
	IMPROVED	4	457,700	567,491	80.65	95.91	100.85	35.79	0.0	1.19
	TOTAL	5	507,700	642,491	79.02	90.06	79.37	39.58	20.0	1.14
TOTAL	VACANT	2	100,000	120,000	83.33	88.89	88.89	25.00	0.0	1.07
	IMPROVED	9	729,600	926,491	78.75	86.63	95.18	27.23	44.4	1.10
	TOTAL	11	829,600	1,046,491	79.27	87.04	95.18	26.53	36.4	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	1	20.0	0	0.0	0	0.0	1.5	30.0	2.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	6	1	16.7	0	0.0	0	0.0	2	33.3	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	1	25.0	0	0.0	1	25.0	0	0.0	0	0.0	1	25.0	1	25.0	0	0.0
	TOTAL	5	1	20.0	0	0.0	1	20.0	.5	10.0	.5	10.0	0	0.0	0	0.0	2	40.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	9	2	22.2	0	0.0	1	11.1	1.5	16.7	2.5	27.8	1	11.1	0	0.0	1	11.1
	TOTAL	11	2	18.2	0	0.0	2	18.2	1.5	13.6	2.5	22.7	2	18.2	0	0.0	1	9.1

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 281 CITY OF SPOONER
 COUNTY 65 WASHBURN
 EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	21	2,013,700	1,639,040	122.86	130.20	119.91	17.51	66.7	1.06
	TOTAL	21	2,013,700	1,639,040	122.86	130.20	119.91	17.51	66.7	1.06
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	340,400	377,000	90.29	90.43	91.40	4.03	100.0	1.00
	TOTAL	3	340,400	377,000	90.29	90.43	91.40	4.03	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	24	2,354,100	2,016,040	116.77	125.23	117.07	18.66	62.5	1.07
	TOTAL	24	2,354,100	2,016,040	116.77	125.23	117.07	18.66	62.5	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	21	0	0.0	0	0.0	2	9.5	8.5	40.5	5.5	26.2	3	14.3	0	0.0	2	9.5
	TOTAL	21	0	0.0	0	0.0	2	9.5	8.5	40.5	5.5	26.2	3	14.3	0	0.0	2	9.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	24	0	0.0	0	0.0	4	16.7	8	33.3	7	29.2	3	12.5	0	0.0	2	8.3
	TOTAL	24	0	0.0	0	0.0	4	16.7	8	33.3	7	29.2	3	12.5	0	0.0	2	8.3

DATE: 03/21/2012

**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 282 CITY OF SHELL LAKE

COUNTY 65 WASHBURN

EQ ADMIN AREA 79 EAU CLAIRE

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	280,000	186,000	150.54	167.94	167.94	35.69	0.0	1.12
	IMPROVED	17	3,081,800	2,634,600	116.97	115.63	113.54	19.29	47.1	0.99
	TOTAL	19	3,361,800	2,820,600	119.19	121.14	113.54	22.81	47.4	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	116,600	145,000	80.41	81.10	81.10	24.37	0.0	1.01
	TOTAL	2	116,600	145,000	80.41	81.10	81.10	24.37	0.0	1.01
TOTAL	VACANT	2	280,000	186,000	150.54	167.94	167.94	35.69	0.0	1.12
	IMPROVED	19	3,198,400	2,779,600	115.07	111.99	109.13	20.87	47.4	0.97
	TOTAL	21	3,478,400	2,965,600	117.29	117.32	109.13	24.11	47.6	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	17	0	0.0	2	11.8	3	17.7	3.5	20.6	4.5	26.5	2	11.8	1	5.9	1	5.9
	TOTAL	19	0	0.0	2	10.5	3	15.8	4.5	23.7	4.5	23.7	2	10.5	1	5.3	2	10.5
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	19	0	0.0	2	10.5	3	15.8	4.5	23.7	4.5	23.7	3	15.8	1	5.3	1	5.3
	TOTAL	21	0	0.0	2	9.5	3	14.3	5.5	26.2	4.5	21.4	3	14.3	1	4.8	2	9.5